

## 79 Ribblesdale

Hadrian Lodge West, Wallsend, NE28 8UA

\*\* CHAIN FREE \*\* TWO BEDROOM MID TERRACE HOUSE \*\* SOUTH FACING REAR GARDEN \*\*

\*\* IDEAL FIRST TIME BUY \*\* OFF STREET PARKING TO FRONT \*\* HIGHLY POPULAR LOCATION \*\*

\*\* CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\*

\*\* ENERGY RATING D \*\*

Offers Over £130,000



- Chain Free
- Two Bedrooms
- Close to Local Amenities & Excellent Road Links

#### Entrance Porch

Composite door, cloaks area, cupboard.

#### Lounge

14'5" x 11'9" (4.40 x 3.59)

Double glazed window, radiator, fireplace, open plan.

#### Kitchen

11'9" x 6'9" (3.59 x 2.06)

Range of wall and floor units with countertops, sink, boiler, plumbed for washing machine. Double glazed window, composite door to rear garden and radiator.

#### Stairs to First Floor

Stairs to first floor and access to Wet Room and bedrooms.

#### Bedroom 1

11'9" max x 11'3" (3.59 max x 3.45 )

Double glazed window, radiator, built in wardrobe

#### Bedroom 2

9'10" x 5'7" (3.01 x 1.71)

Double glazed window, radiator

#### Wet Room

6'11" max x 5'9" (2.12 max x 1.77 )

Double glazed window, radiator, shower, WC and wash hand basin.

- Freehold
- South Facing Rear Garden
- Council Tax Band A

#### External

To the front of the property there is off street parking and to the rear there is South facing garden with patio and lawned area.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

<https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor

Three- Good outdoor, variable in-home

Vodafone - Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

- Great First Time Buy
- Off Street Parking
- Energy Rating D

Yearly chance of flooding:

Surface water: Very low.

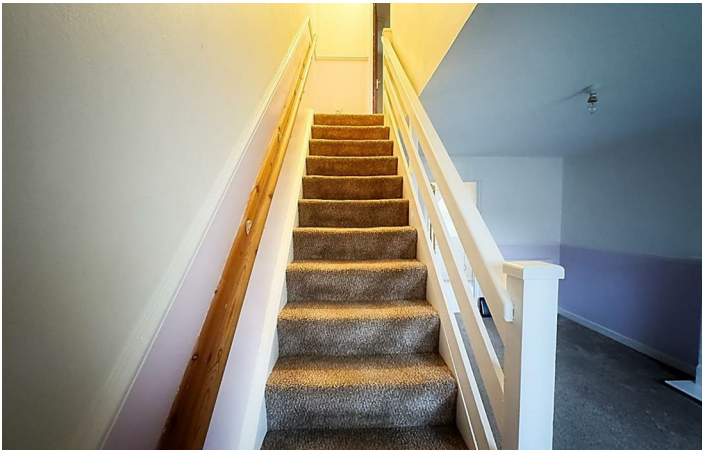
Rivers and the sea: Very low.

#### CONSTRUCTION:

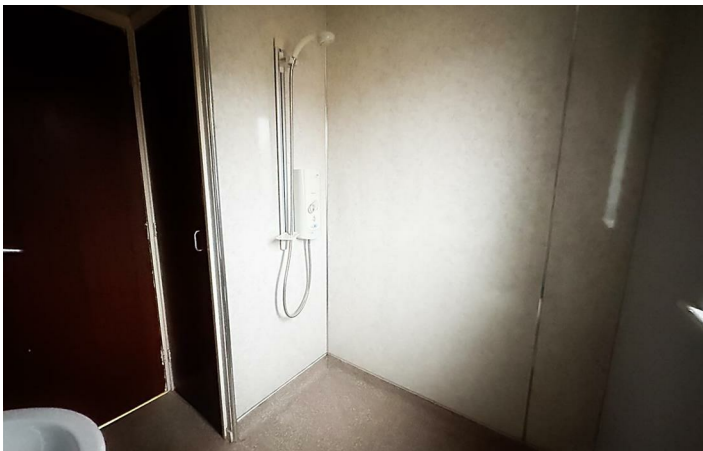
Traditional.

This information must be confirmed via your surveyor and legal representative.



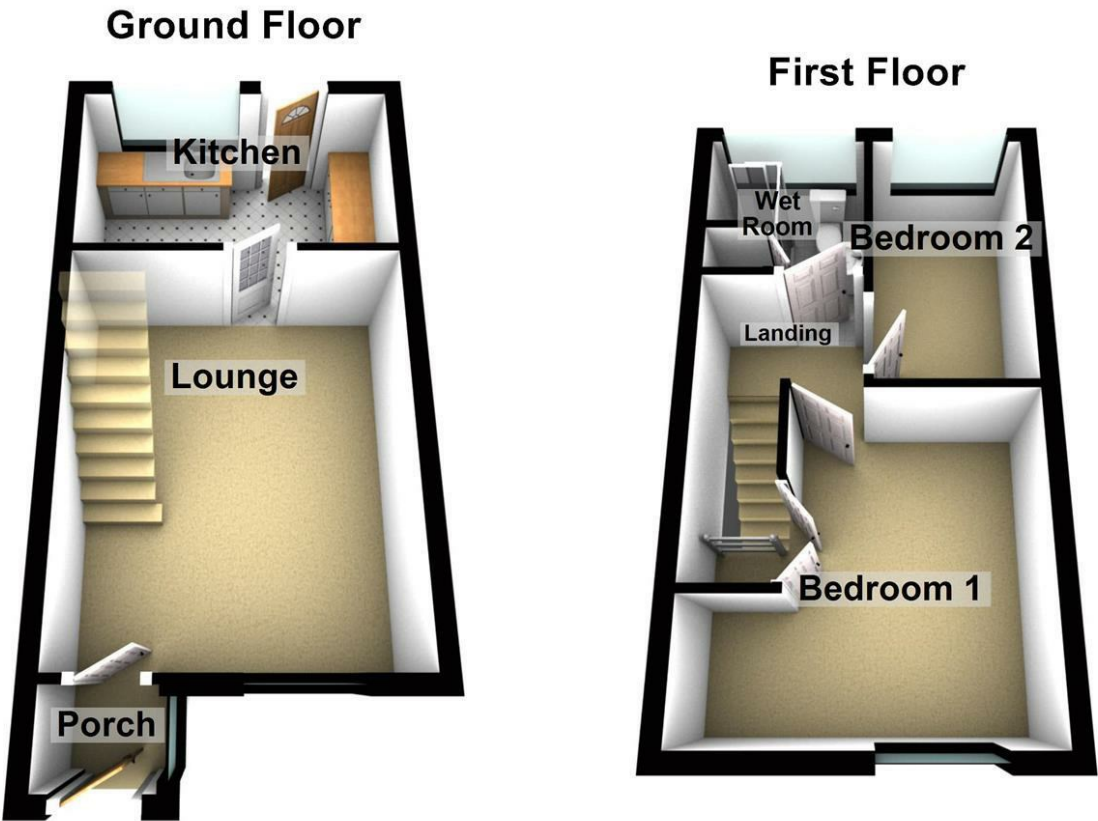








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC